

176.0

0004

0020.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
933,200 / 933,200
933,200 / 933,200
933,200 / 933,200
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PERTH RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O'QUINN KEVIN J & DEBORAH A	
Owner 2:	
Owner 3:	

Street 1: 10 PERTH ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: DUNN JAMES A JR -
Owner 2: -

Street 1: 10 PERTH ROAD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476-5716

NARRATIVE DESCRIPTION
This parcel contains 6,983 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2000, having primarily Clapboard Exterior and 3050 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		6983		Sq. Ft.	Site		0	70.	0.90	6									440,643							440,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6983.000	492,600		440,600	933,200	
Total Card	0.160	492,600		440,600	933,200	Entered Lot Size
Total Parcel	0.160	492,600		440,600	933,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	306.01	/Parcel: 306.0	Land Unit Type:

User Acct	118287
GIS Ref	
GIS Ref	
Insp Date	06/21/18
013751!	

USER DEFINED

Prior Id # 1:	118287
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:39:55
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/10/18	11:02:19
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	492,600	0	6,983.	440,600	933,200	933,200	Year End Roll	12/18/2019
2019	101	FV	395,300	0	6,983.	434,300	829,600	829,600	Year End Roll	1/3/2019
2018	101	FV	395,100	0	6,983.	333,600	728,700	728,700	Year End Roll	12/20/2017
2017	101	FV	395,100	0	6,983.	314,700	709,800	709,800	Year End Roll	1/3/2017
2016	101	FV	395,100	0	6,983.	289,600	684,700	684,700	Year End	1/4/2016
2015	101	FV	392,900	0	6,983.	270,700	663,600	663,600	Year End Roll	12/11/2014
2014	101	FV	392,900	0	6,983.	249,300	642,200	642,200	Year End Roll	12/16/2013
2013	101	FV	392,900	0	6,983.	249,300	642,200	642,200		12/13/2012

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNN JAMES A JR	30727-575		10/10/1999	Change>Sale	150,000	No	No		
CARLO WILLIAM	24637-26		6/22/1994		135,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2000	334	Redo Bas	7,000	C	8/7/2000			494 S/F ROOM IN BS
11/1/1999	820	New Buil	175,000					SINGLE FAM DEWLLIN

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	Meas/Inspect	BS	Barbara S
12/19/2008	Meas/Inspect	189	PATRIOT
8/7/2000	Measured	263	PATRIOT
1/4/2000	Vacant Lot	276	PATRIOT
7/19/1993		PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

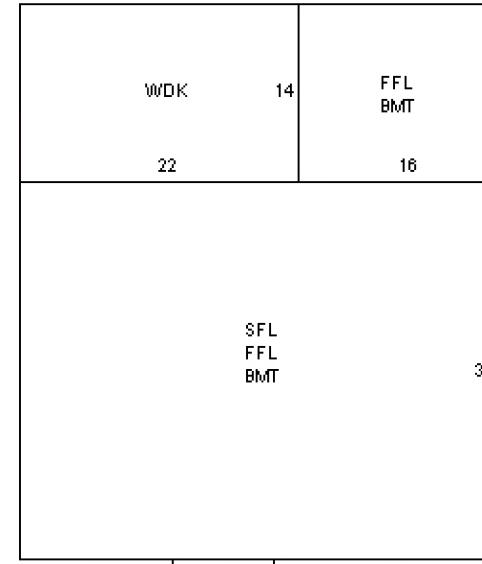
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Good

COMMENTS

EST. INT; EST. BMT. OF=XTRA SINK IN BATH.
PDAS.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	2000
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.6	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.06932902
Const Adj.:	0.99989998
Adj \$ / SQ:	133.653
Other Features:	99950
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557223
Depreciation:	64638
Depreciated Total:	492585

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	147.02	
Special Features:	0	Val/Su Net:	117.06	
Final Total:	492600	Val/Su SzAd:	196.73	

PARCEL ID

176.0-0004-0020.0

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE

AssessPro Patriot Properties, Inc